

This Document Prepared By:

William E. Curphey
c/o National Deed Network, Inc.
36181 East Lake Road #382
Palm Harbor, FL 34685

Return To and Mail Tax Statements To:

Edgewater Homes, Inc.
3518 NW 36 STREET
MIAMI, FL 33142

Order #: 101-10353381

Parcel ID #: 27997352000

WARRANTY DEED

This WARRANTY DEED, executed this 5th day of NOVEMBER, 2021, by
REVOLVE CAPITAL GROUP, LLC, whose address is 2601 Main Street Suite 950, Irvine, CA 92614,
hereinafter called GRANTORS, grants to EDGEWATER HOMES, INC., whose address is
3518 NW 36 ST MIAMI FL 33142, is hereinafter called GRANTEES.

Wherever used herein the terms "GRANTORS" AND "GRANTEES" include all the parties to
this instrument and the heirs, legal representatives and assigns of individuals, and the successors and
assigns of corporations.

Witnessed: That GRANTORS, for and in consideration of the sum of \$ 120,000.00 and other
valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells aliens,
remiss, releases, conveys and confirms unto the GRANTEES, all that certain land, situated in Bay
County, Florida, viz:

SEE COMPLETE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Tax ID: 27997352000

Property Address: 4102 21st Pl W, Panama City, FL 32405

Together with all the tenements, hereditaments and appurtenances thereto belonging or in
anywise appertaining.

To have and to hold, the same in fee simple forever.

And the Grantors hereby covenant with said Grantees that the Grantors are lawfully seized of said
land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land,
hereby warrant the title to said land and will defend the same against the lawful claims of all persons
whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to
December 31, 2021.

IN WITNESS WHEREOF, Grantor has hereunto set a hand and seal the day and year first written above.

Signed, sealed and delivered in our presence

Witnesses:

Witness

Matthew Gillette
Print Name

Witness

Lauren Einhorn
Print Name

STATE OF Texas

COUNTY OF Tarrant

REVOLVE CAPITAL GROUP, LLC

By: Chaz Guinn

Title: Managing Member

Printed Name: Chaz Guinn

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 5th day of November, 2021, by Chaz Guinn who is the/a Managing Member of REVOLVE CAPITAL GROUP, LLC, on behalf of the company. He/she is personally known to me or has produced _____ as identification.



Notary Public
My commission expires:

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

EXHIBIT A

The following property in. Bay County, Florida:

LOT 7, BLOCK L, COLLEGE VILLAGE UNIT TWO, ACCORDING TO THE PLAT THEREOF AS
RECORDED IN PLAT BOOK 11, PAGES(S) 98, OF THE PUBLIC RECORDS OF BAY COUNTY,
FLORIDA

Property Address: 4102 21st Pl W, Panama City, FL 32405